

10' PRIVATE SNOW STORAGE EASEMENT FOR THE  
BENEFIT OF LOT 1 AND OTHER PROPERTIES AS  
RESERVED PER TMB 10/45 AND "EXTENDED  
SNOW STORAGE AREAS" TO SUNSTONE  
PROPERTY, EAGLE RUN PROPERTY, AND JUMPER  
CREST PROPERTY PER 845/429 O.R. AND  
AMENDED BY 857/219 O.R., 897/489 O.R. AND  
INST. NO. 2003009412

12' PUBLIC RECREATION TRAIL  
EASEMENT PER 857/287 O.R.  
AS AMENDED BY INSTRUMENT  
NO. 2004-007076

397/439 O.R.

EAST LINE OF GOV. LOT 1 CONTAINING UNLOCATABLE EASEMENTS LYING 5' ON EACH SIDE OF EXISTING WATERLINES TO PINE CLIFF MANOR MUTUAL WATER COMPANY PER 107/244 O.R., MAMMOTH CAMP TRACT WATER DISTRICT PER 108/8 O.R., AND L.A. DEPT. OF RECREATION AND PARKS PER 111/97 O.R.

10  
TNRB

REMAINDER

12' PUBLIC RECREATION TRAIL-  
EASEMENT PER 857/287 O.R.  
AS AMENDED BY INSTRUMENT  
NO. 2004\_\_\_\_\_

~~SKI-BACK EASEMENT TO  
ASPEN CREEK OWNERS  
ASSOCIATION PER INST.  
NO. 2003001168~~

JUNIPER SPRINGS DRIVE - ROAD AND UTILITY EASEMENT  
RESERVED PER TMB 10/40 AND APPURTENANT TO LOTS 3-5,  
TMB 10/40 PER 788/70 O.R. AND DRAINAGE AND SUBDRAIN  
EASEMENT TO SUNSTONE AND PHASE 3 PROPERTY PER  
845/503 O.R. ↗

10' PRIVATE SNOW STORAGE EASEMENT PER  
TMB 10/40 AND APPURTENANT TO LOTS 1  
& 2, TMB 10/40 PER 788/70 O.R. AS  
AMENDED BY 845/429 O.R., 857/219 O.R.,  
AND 897/489 O.R.

NOTE: THE SURVEY TIES ABOVE  
ARE TO THE VERTICAL PROJECTIONS  
OF THE INSIDE FINISHED FACE OF  
THE STUD WALLS, EXCEPT THOSE  
WHICH ARE TO THE BOUNDARIES OF  
THE EXTERIOR "PARKING AREAS"

BENCHMARK: CHISELED BOX IN  
CONCRETE, 1 FOOT EAST OF TICKET  
OFFICE NEAR CHAIR 15&24,  
ELEVATION=8079.92

NOTES: SEE SHEET 3 FOR BUILDING TYPE PLANS  
FINISHED FLOOR ELEVATIONS SHOWN HEREON  
ARE FOR THE GARAGE LEVEL OF THE BUILDINGS  
F.F.=FINISHED FLOOR ELEVATION

EASEMENT NOTES

THE FOLLOWING AFFECT A PORTION OR ALL OF THE PROPERTY  
THE EXACT LOCATIONS ARE NOT DISCLOSED AS OF RECORD.

A 10' UTILITY EASEMENT, LYING 5' ON EACH SIDE OF  
EXISTING UNDERGROUND OR AERIAL FACILITIES TO  
CALIFORNIA INTERSTATE TELEPHONE COMPANY PER  
107/239 O.R.

UNLOCATABLE EASEMENTS WITHIN GOVERNMENT LOT 1  
 , LYING 5' ON EACH SIDE OF AN EXISTING DOMESTIC  
 WATER SUPPLY SYSTEM, TO PINE CLIFF MANOR  
 MUTUAL WATER COMPANY PER 107/244 O.R., TO  
 MAMMOTH CAMP TRACT WATER DISTRICT PER 108/8  
 O.R. AND CITY OF L.A. PER 111/97 O.R.

A RIGHT OF WAY FOR DITCHES, OR CANALS  
CONSTRUCTED BY THE AUTHORITY OF THE UNITED  
STATES OF AMERICA, RESERVED PER 107/232 O.R.

A RESERVATION BY JUNIPER PROPERTIES, INC. FOR  
FUTURE EASEMENTS AND COST SHARING AGREEMENTS  
PER 845/429 O.R. AS AMENDED BY 857/219 O.R.  
AND 897/489 O.R.

A BLANKET EASEMENT OVER LOT 3, TMB 10/40 FOR  
FUTURE 10' EASEMENT FOR TELECOMMUNICATIONS TO  
GTE PER 864/344 O.R.

A BLANKET EASEMENT, EXCLUSIVE OF BUILDING SITES,  
OVER LOT 1 AND THE REMAINDER OF TMB 10/68 TO  
VERIZON CALIFORNIA FOR TELECOMMUNICATIONS  
PURPOSES PER INSTRUMENT NO. 2003009418

AN AGREEMENT RESTRICTING THE LOCATION OF  
PROPANE TANKS PER 838/461 O.R. AS AMENDED BY  
860/051 O.R., 897/444 O.R., AND INST. NO.  
2003001168

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

**CONDOMINIUM PLAN FOR  
JUNIPER CREST  
PHASE II**

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-202B  
PER MAP RECORDED IN BOOK 10 OF TRACT MAPS, AT  
PAGES 75 THROUGH 76A

